

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Hamid Hossain and  
I, or we, Kamrun Nahar Hamid, legal owner... of the property situate in Baltimore  
County and which is described in the description and plat attached hereto and made a part hereof,

herely petition for a Variance from Section 1802.30.1 to permit a lot width of 50'  
in lieu of the required 55' for Lots 149 and 150 and side yard setbacks  
5' in lieu of the required 10' for the existing house on Lot 150

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the  
following reasons: (Indicate hardship or practical difficulty)

All of the lots in the area are 50 ft. lots.  
Please allow the variance so that we can proceed to build  
our house.  
We were told by the County that we would be able to build  
a house on this lot, if we complied with their requirement  
of filing this Petition. Thank you.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this  
petition, and further agree to and are to be bound by the zoning regulations and restrictions of  
Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Hamid Hossain  
Kamrun Nahar Hamid  
Kamrun Nahar Hamid  
Legal Owner

Address 1027 CUMMINGS AVE.  
BALTIMORE, MD. 21204

Petitioner's Attorney 747.37.50  
Protestant's Attorney

DATE May 26, 1980  
ORDERED By The Zoning Commissioner of Baltimore County, this 8th day

of February 1980 that the subject matter of this petition be advertised, as  
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-  
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning  
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore  
County, on the 1st day of May, 1980 at 2:45 o'clock  
A.M.

William E. Hammond  
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES  
W/S of Cummings Ave., 50'  
S of Pearl Rd., 1st District  
HAMID HOSSAIN, et al, Petitioners : Case No. 80-222-A

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County  
Charter, I, the by enter my appearance in this proceeding. You are requested to notify  
me of any hearing date or dates which may be now or hereafter designated therefore,  
and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 8th day of April, 1980, a copy of the foregoing  
Order was mailed to Mr. Hamid Hossain and Mr. Kamrun Nahar Hamid, 1027 Cummings  
Avenue, Baltimore, Maryland 21228, Petitioners.

John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

Hamid Hossain and  
Kamrun Nahar Hamid  
1027 Cummings Avenue  
Baltimore, Maryland 21228

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 8th day  
of February, 1980.

William E. Hammond  
Zoning Commissioner

Petitioner Hamid Hossain, et al

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of  
Engineering  
Department of  
Traffic Engineering  
State Roads Commission  
Bureau of  
Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial  
Development

Hamid Hossain and  
Kamrun Nahar Hamid  
1027 Cummings Avenue  
Baltimore, Maryland 21228

April 21, 1980

RE: Item No. 171  
Petitioner - Hamid Hossain, et al  
Variance Petition

Gentlemen:

The Zoning Plans Advisory Committee has reviewed the plans  
submitted with the above referenced petition and has made an on-site  
field inspection of the property. The following comments are not  
intended to indicate the appropriateness of the zoning action requested,  
but to assure that all parties are made aware of plans or problems  
with regard to the development plans that may have a bearing on this  
case. The Director of Planning may file a written report with the  
Zoning Commissioner with recommendations as to the suitability of  
the requested zoning.

Enclosed are all comments submitted to this office from the  
Committee members at this time. The remaining members felt that  
no comment was warranted. This petition was accepted for filing on  
the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC/sf

Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

March 27, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #171 (1979-1980)  
Property Owner: Hamid Hossain and Kamrun Nahar Hamid  
W/S Cummings Ave. 50' S. Pearl Rd.  
Existing Zoning: DR 5.5  
Proposed Zoning: Variance to permit lot widths of  
50' in lieu of the required 55' for Lots 149 and  
150 and to permit side setbacks of 5' in lieu of the  
required 10' for Lot 150.  
Acres: 0.572 District: 1st

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office  
for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Cummings Avenue, an existing public road, is proposed to be improved in the future  
as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way  
widening, including reversible easements for slopes, will be required in connection  
with any grading or building permit application.

### Sediment Control:

Development of this property through stripping, grading and stabilization could  
result in a sediment pollution problem, damaging private and public holdings downstream  
of the property. A grading permit is, therefore, necessary for all grading, including  
the stripping of top soil.

### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent)  
to prevent creating any nuisances or damages to adjacent properties, especially by the  
concentration of surface waters. Correction of any problem which may result, due to  
improper grading or improper installation of drainage facilities, would be the full  
responsibility of the Petitioner.

Item #171 (1979-1980)  
Property Owner: Hamid Hossain and Kamrun Nahar Hamid  
Page 2  
March 27, 1980

### Water and Sanitary Sewer:

There is an 8-inch public water main and 8-inch public sanitary sewerage in  
Cummings Avenue.

Very truly yours,

Ellsworth N. Diver, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

H-NE Key Sheet  
5 SW 26 Pos. Sheet  
SW 2 G Topo  
94 Tax Map



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

April 8, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #171, Zoning Advisory Committee Meeting, February 26, 1980, are as follows:

Property Owner: Hamid Hossain & Kamrun Nahar Hamid  
Location: W/S Cummings Ave 50' in lieu of the required 55' for Lots 149 and 150 and to permit  
side setbacks of 5' in lieu of the required 10' for Lot 150.  
Acres: 0.572  
District: 1st

This office has reviewed the subject petition and offers the following comments. These comments  
are not intended to indicate the appropriateness of the zoning in question, but are to assure that  
all parties are made aware of plans or problems with regard to development plans that may have a  
bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Winkley  
John L. Winkley  
Planning III  
Current Planning and Development



ORDER RECEIVED FOR FILING

DATE May 24, 1980

BY Charles E. Sullivan

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of May, 1980, that the herein Petition for the Variance(s) to permit lot widths of 50 feet for Lots 149 and 150 in lieu of the required 55 feet and side yard setbacks of 5 feet for the existing house on Lot 150 in lieu of the required 10 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan. M. H. Jones  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit \_\_\_\_\_

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

April 11, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #171, Zoning Advisory Committee meeting of February 26, 1980, are as follows:

Property Owner: Hamid Hossain & Kamrun Nahar Hamid  
Location: W/S Cummings Avenue 50' S Pearl Road  
Existing Zoning: D.R. 5-5  
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for Lots 149 & 150 and to permit side setbacks of 5' in lieu of the required 10' for Lot 150.

Acres: 0.572  
District: 1st

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

Jan J. Forrest  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJB/EW

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

February 29, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Hamid Hossain & Kamrun Nahar Hamid

Location: W/S Cummings Ave. 50' S Pearl Rd.  
Item No: 171 Zoning Agenda: 2-26-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Ch. J. H. H. 2-29-80 Noted and Approved: George M. Hegnold  
Planning Group Fire Prevention Bureau  
Special Inspection Division

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3210

TED JALESKI, JR.  
DIRECTOR

February 26, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #171 Zoning Advisory Committee Meeting, are as follows:

Property Owner: Hamid Hossain & Kamrun Nahar Hamid  
Location: W/S Cummings Ave. 50' S Pearl Road  
Existing Zoning: D.R. 5-5  
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for Lots 149 & 150 and to permit side setback of 5' in lieu of the required 10' for Lot 150.

Acres: 0.572  
District: 1st

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- X F. Requested variance conflicts with the Baltimore County Building Code, Section/s 303.2 on Lot #150 - See Item "E" above
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments - It would appear the rearrangement of the lot lines would put the dwelling on Lot #150 in violation of Section 303.2 unless the walls are approved 1 hour rated material, masonry or other acceptable materials.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Sullivan  
Charles E. Sullivan, Chief  
Plans Review

CEB:rrj

Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550  
STEPHEN E. COLLINS  
DIRECTOR

April 21, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comments for item numbers 169 and 171.

Very truly yours,

Michael S. Flanigan  
Michael S. Flanigan  
Traffic Engineering Associate II

MSF/mjm

PETITION FOR VARIANCE  
1st District

ZONING: Petition for Variance for lot widths and side yard setbacks  
LOCATION: West side of Cummings Avenue, 50 feet S of Pearl Road  
DATE & TIME: Thursday, May 1, 1980 at 9:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a lot width of 50 feet in lieu of the required 55 feet for Lots 149 and 150 and side yard setbacks of 5 feet in lieu of the required 10 feet for the existing house on Lot 150

The Zoning Regulation to be excepted as follows:

Section 1802.30.1 - Development Standards for Small Lots or Tracts  
All that parcel of land in the First District of Baltimore County

Being the property of Hamid Hossain, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, May 1, 1980 at 9:45 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
John D. Seyffert, Director  
Office of Planning and Zoning  
Petition No. 80-222-A Item 171  
TO: \_\_\_\_\_ Date: April 8, 1980  
FROM: \_\_\_\_\_  
SUBJECT: \_\_\_\_\_

Petition for Variance for lot widths and side yard setbacks  
West side of Cummings Avenue, 50 feet S. of Pearl Road  
Petitioner - Hamid Hossain, et al

First District

HEARING: Thursday, May 1, 1980 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab

March 28, 1980

Hamid Hossain  
Kamrun Nahar Hamid  
1027 Cummings Avenue  
Baltimore, Maryland 21228

NOTICE OF HEARING

RE: Petition for Variance - W/S Cummings Avenue, 50' S of Pearl Road  
Case No. 80-222-A

TIME: 9:45 A.M.

DATE: Thursday, May 1, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY



April 23, 1980

Hamid Hossain  
Kamrun Nahar Hamid  
1027 Cummings Avenue  
Baltimore, Maryland 21228

RE: Petition for Variance  
W/S Cummings Ave., 50' S of Pearl Road  
Case No. 80-222-A

Dear Sir:

This is to advise you that \$40.53 is due for  
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and  
remit to Sandra Jones, Room 113, County Office Building, Towson,  
Maryland 21204, before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

VER:ej

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 86371

DATE March 28, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Hamid Hossain

FOR Filing Fee for Case No. 80-222-A

2435 25.00

VALIDATION OR SIGNATURE OF CASHIER

Beginning at a point on the West side of Cummings Ave.  
50' South of Pearl Rd. and known as lot 149 and 150 of  
Douglas Park and recorded among the land records of Baltimore  
County in Plat Book 7, Folio 170.

Also known as 1027 Cummings Avenue  
Baltimore, Md.

*Hamid Hossain*  
Hamid Hossain, owner 2/14/80  
*Kamrun Nahar Hamid*  
Kamrun Nahar Hamid, owner 2/14/80



80-446  
daily hearing  
80-222-A  
2/14/80

Ham 17

February 8, 1980

To the Zoning Commissioner of Baltimore County

Re: My Petition for Zoning Variance from Area and Height Regulations.

We respectfully appeal to you to schedule an early  
hearing on the enclosed Petition for my home to be built  
at 1027 Cummings Avenue, Baltimore, Md.

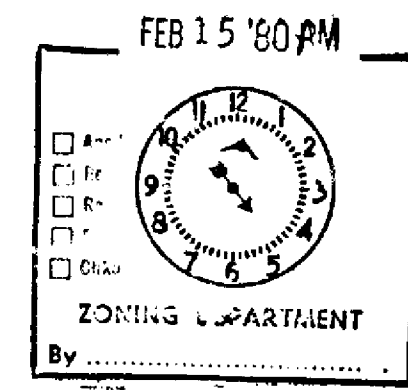
We have been trying to get these papers filed since  
November 1979, and because the Builder failed to file them  
according to your requirements, they have been send back and  
forth, and much time has been lost.

We have a contract to have the house built, and it is  
very important that you grant us permission just as soon  
as possible. Thank you.

Respectfully,

*Hamid Hossain*  
Hamid Hossain, owner  
*Kamrun Nahar Hamid*  
Kamrun Nahar Hamid, owner

1027 Cummings Avenue  
Baltimore, Maryland



Encl: Petition and Documents for  
Zoning Variance.

May 26, 1980

Mr. Hamid Hossain  
1027 Cummings Avenue  
Baltimore, Maryland 21228

RE: Petition for Variances  
W/S of Cummings Ave., 50' S of Pearl  
Rd. - 1st Election District  
Hamid Hossain, et al - Petitioners  
NO. 80-222-A (Item No. 171)

Dear Mr. Hossain:

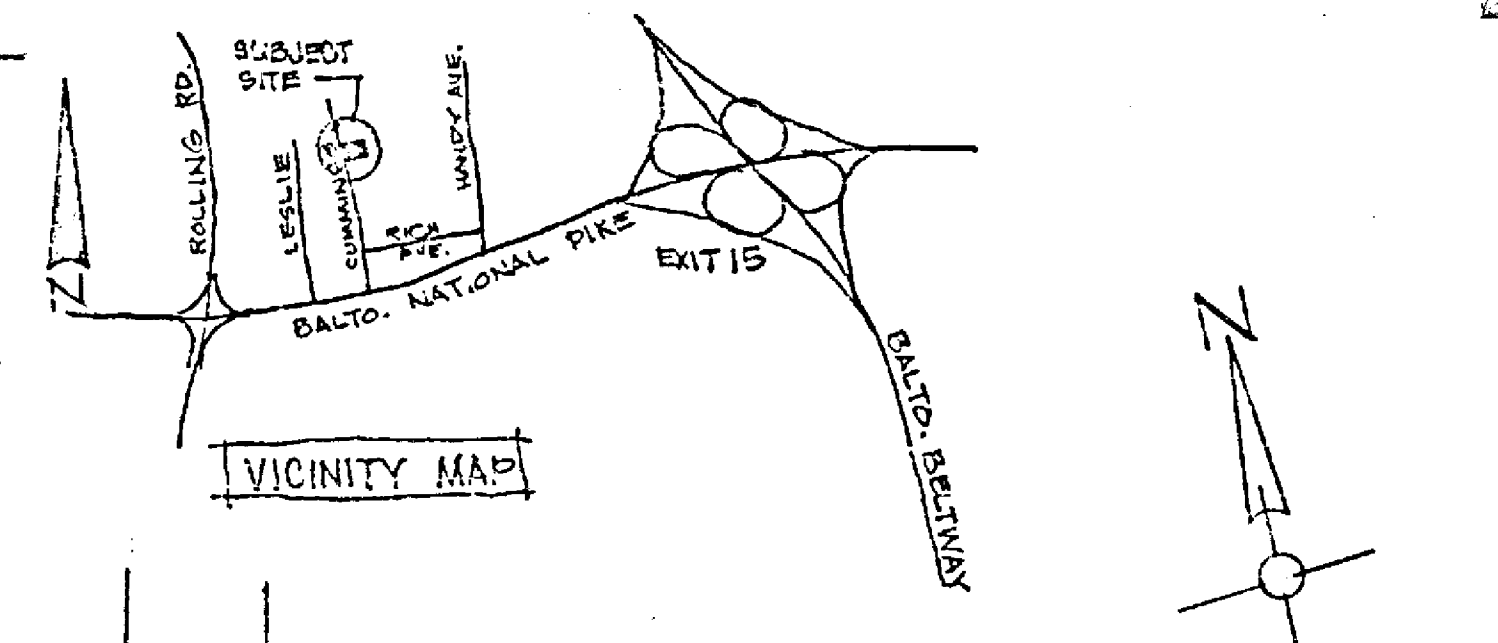
I have this date passed my Order in the above captioned matter in accordance  
with the attached.

Very truly yours,

*Jean M.H. Jung*  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

cc: John W. Hessian, III, Esquire  
People's Counsel



CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 1st Date of Posting APRIL 14/1980

Posted for: PETITION FOR VARIANCES

Petitioner: HAMID HOSSAIN, ET AL

Location of property: W/S CUMMINGS AVE. 50' S OF PEARL ROAD

Location of Signs: FRONT 1027 CUMMINGS AVE.

Remarks: Thomas R. Robert Date of return: APRIL 18, 1980

Posted by: Signature

1-SIGN

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 15 day of April, 1980.

Filing Fee \$ 40.53 Received: ☐ Check  
☐ Cash  
☐ Other

Petitioner Hamid Hossain Submitted by William E. Hammond, Zoning Commissioner

Petitioner's Attorney Thomas R. Robert Reviewed by William E. Hammond

\*This is not to be interpreted as acceptance of the Petition for assignment of a  
hearing date.

DUPLICATE  
CERTIFICATE OF PUBLICATION

TOWSON, MD., April 13, 1980

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md. once in each  
of one time successive weeks before the 1st  
day of May, 1980, the first publication  
appearing on the 10th day of April,  
1980.

THE JEFFERSONIAN,  
*Shirley A. Smith*  
Manager.  
Cost of Advertisement, \$ 19.50

PETITION FOR VARIANCE  
1st District

ZONING: Petition for Variance for  
lot width and side yard setbacks.  
LOCATION: West side of Cummings  
Avenue, 50 feet S of Pearl Road  
DATE & TIME: Thursday, May 1,  
1980 at 8:45 A.M.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland

The Zoning Commissioner of  
Baltimore County, by authority of the  
Zoning Act and Regulations of Bal-  
timore County, will hold a public  
hearing:

Petition for Variance to permit a  
lot width of 30 feet in line of the  
required 50 feet for Lots 149 and 150  
and side yard setbacks of 5 feet in  
line of the required 10 feet for the  
existing house on Lot 150.

The Zoning Commission to be ac-  
cepted as follows:

Section 1902.30.1 - Development  
Standards for Small Lots or Tracts

All that parcel of land in the  
First District of Baltimore County  
beginning at a point on the West  
side of Cummings Ave. 50' South of  
Pearl Road and known as Lot 149  
and 150 of Douglas Park and re-  
corded among the land records of  
Baltimore County in Plat Book 7,  
Folio 170.

Also known as 1027 Cummings  
Avenue

Being the property of Hamid Hos-  
sain, et al, as shown on plat filed  
with the Zoning Department  
Hearing Date: Thursday, May 1,  
1980 at 8:45 A.M.  
Public Hearing: Room 106, County  
Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland

By Order of  
WILLIAM E. HAMMOND  
Zoning Commissioner  
of Baltimore County  
April 18

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 86420

DATE April 28, 1980 ACCOUNT 01-662

AMOUNT \$40.53

RECEIVED FROM Hamid Hossain

FOR Advertising and Posting for Case No. 80-222-A

287978 40.53

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE  
1st District

ZONING: Petition for Variance for  
lot width and side yard setbacks.  
LOCATION: West side of Cum-  
mings Avenue, 50 feet S of Pearl  
Road  
DATE & TIME: Thursday, May 1,  
1980 at 8:45 A.M.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland

The Zoning Commissioner of  
Baltimore County, by authority of the  
Zoning Act and Regulations of Bal-  
timore County, will hold a pub-  
lic hearing:

Petition for Variance to permit a  
lot width of 30 feet in line of the  
required 50 feet for Lots 149 and 150  
and side yard setbacks of 5 feet in  
line of the required 10 feet for the  
existing house on Lot 150.

The Zoning Regulation to be ac-  
cepted as follows:

Section 1902.30.1 - Develop-  
ment Standards for Small Lots or  
Tracts

All that parcel of land in the First  
District of Baltimore County  
beginning at a point on the West  
side of Cummings Ave. 50' South  
of Pearl Road and known as Lot 149  
and 150 of Douglas Park and re-  
corded among the land records of  
Baltimore County in Plat Book 7,  
Folio 170.

Also known as 1027 Cummings  
Avenue

Being the property of Hamid Hos-  
sain, et al, as shown on plat filed  
with the Zoning Depart-  
ment

Hearing Date: Thursday, May 1,  
1980 at 8:45 A.M.  
Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland

By Order of  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
April 18

THIS IS TO CERTIFY, that the annexed advertisement of  
Petition for Variance  
1st District  
was inserted in the following:

☒ Catonsville Times  
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,  
once a week for one successive weeks before  
the 11th day of April, 1980, that is to say,  
the same was inserted in the issues of

4/10/80.

COLUMBIA PUBLISHING CORP.  
*Shirley A. Smith*

IN THE CIRCUIT COURT

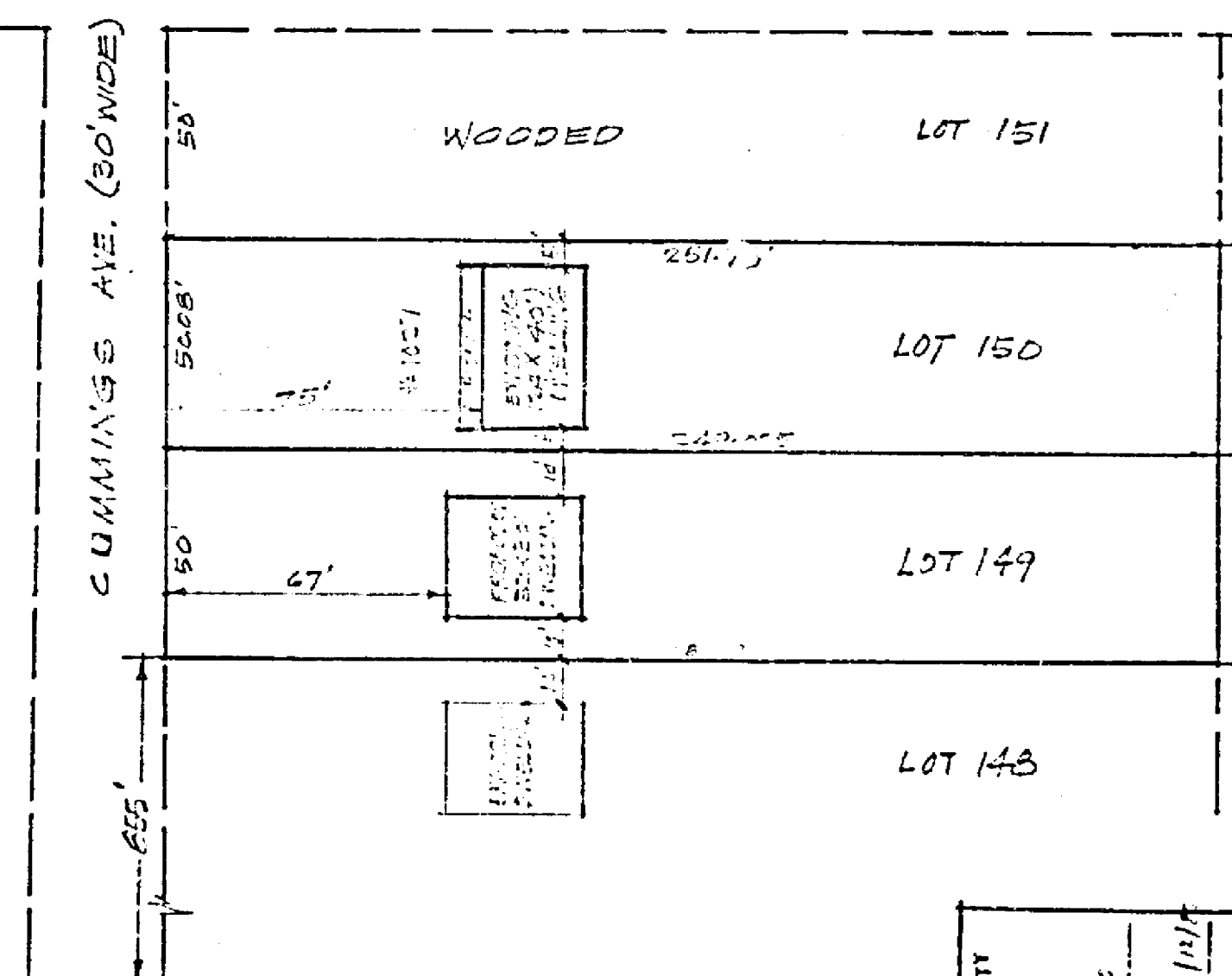
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS

Defendant

CERTIFICATE OF PUBLICATION OF



PLAT TO ACCOMPANY ZONING VARIANCE FOR:  
Hamid Hossain & Kamrun Nahar Hamid  
1ST ELECTION DISTRICT - ZONED D.R. 5.5  
"DOWNSIDE HIGH"  
LOT 149 & 150, BOOK NO. 7, FOLIO 170  
PUBLIC UTILITIES EXISTING IN THE STREET  
"WATER 1'-40"

OWNER'S ATTENTION: RESPONSIBILITY  
AS TO THE INFORMATION PROVIDED ON  
THIS PLAT BELONGS TO BALTO. CO.

*Hamid Hossain* *Kamrun Nahar Hamid*  
DATE 4/10/80 DATE 4/10/80



# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Hamid Hossain and  
I, or we, Kamrun Nahar Hamid, legal owner... of the property situate in Baltimore  
County and which is described in the description and plat attached hereto and made a part hereof,

herely petition for a Variance from Section 1802.30.1 to permit a lot width of 50'  
in lieu of the required 55' for Lots 149 and 150 and side yard setbacks  
5' in lieu of the required 10' for the existing house on Lot 150

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the  
following reasons: (indicate hardship or practical difficulty)

All of the lots in the area are 50 ft. lots.  
Please allow the variance so that we can proceed to build  
our house.  
We were told by the County that we would be able to build  
a house on this lot, if we complied with their requirement  
of filing this Petition. Thank you.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this  
petition, and further agree to and are to be bound by the zoning regulations and restrictions of  
Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Hamid Hossain  
Address 1027 CUMMINGS AVE.  
BALTIMORE, MD. 21204  
747.37.50  
Petitioner's Attorney Protestant's Attorney

DATE May 26, 1980  
ORDERED By The Zoning Commissioner of Baltimore County, this 8th day  
of February, 1980

1978 that the subject matter of this petition be advertised, as  
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-  
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning  
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore  
County, on the 1st day of May, 1980 at 2:45 o'clock  
A.M.

William E. Hammond  
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES  
W/S of Cummings Ave., 50'  
S of Pearl Rd., 1st District  
HAMID HOSSAIN, et al, Petitioners : Case No. 80-222-A

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County  
Charter, I, the by enter my appearance in this proceeding. You are requested to notify  
me of any hearing date or dates which may be now or hereafter designated therefore,  
and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III  
Peter Max Zimmerman John W. Hession, III  
Deputy People's Counsel People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 8th day of April, 1980, a copy of the foregoing  
Order was mailed to Mr. Hamid Hossain and Mr. Kamrun Nahar Hamid, 1027 Cummings  
Avenue, Baltimore, Maryland 21228, Petitioners.

John W. Hession, III  
John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

Hamid Hossain and  
Kamrun Nahar Hamid  
1027 Cummings Avenue  
Baltimore, Maryland 21228

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 8th day  
of February, 1980.

William E. Hammond  
Zoning Commissioner

Petitioner Hamid Hossain, et al

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

ofo  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of  
Engineering  
Department of  
Traffic Engineering  
State Roads Commission  
Bureau of  
Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial  
Development

Hamid Hossain and  
Kamrun Nahar Hamid  
1027 Cummings Avenue  
Baltimore, Maryland 21228

April 21, 1980

RE: Item No. 171  
Petitioner - Hamid Hossain, et al  
Variance Petition

Gentlemen:

The Zoning Plans Advisory Committee has reviewed the plans  
submitted with the above referenced petition and has made an on-site  
field inspection of the property. The following comments are not  
intended to indicate the appropriateness of the zoning action requested,  
but to assure that all parties are made aware of plans or problems  
with regard to the development plans that may have a bearing on this  
case. The Director of Planning may file a written report with the  
Zoning Commissioner with recommendations as to the suitability of  
the requested zoning.

Enclosed are all comments submitted to this office from the  
Committee members at this time. The remaining members felt that  
no comment was warranted. This petition was accepted for filing on  
the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC/sf

Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

March 27, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #171 (1979-1980)  
Property Owner: Hamid Hossain and Kamrun Nahar Hamid  
W/S Cummings Ave. 50' S. Pearl Rd.  
Existing Zoning: DR 5.5  
Proposed Zoning: Variance to permit lot widths of  
50' in lieu of the required 55' for Lots 149 and  
150 and to permit side setbacks of 5' in lieu of the  
required 10' for Lot 150.  
Acres: 0.572 District: 1st

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office  
for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Cummings Avenue, an existing public road, is proposed to be improved in the future  
as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way  
widening, including reversible easements for slopes, will be required in connection  
with any grading or building permit application.

### Sediment Control:

Development of this property through stripping, grading and stabilization could  
result in a sediment pollution problem, damaging private and public holdings downstream  
of the property. A grading permit is, therefore, necessary for all grading, including  
the stripping of top soil.

### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent)  
to prevent creating any nuisances or damages to adjacent properties, especially by the  
concentration of surface waters. Correction of any problem which may result, due to  
improper grading or improper installation of drainage facilities, would be the full  
responsibility of the Petitioner.

Item #171 (1979-1980)  
Property Owner: Hamid Hossain and Kamrun Nahar Hamid  
Page 2  
March 27, 1980

### Water and Sanitary Sewer:

There is an 8-inch public water main and 8-inch public sanitary sewerage in  
Cummings Avenue.

Very truly yours,

Ellsworth N. Diver, P.E.  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

H-NE Key Sheet  
5 SW 26 Pos. Sheet  
SW 2 G Topo  
94 Tax Map



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

April 8, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #171, Zoning Advisory Committee Meeting, February 26, 1980, are as follows:

Property Owner: Hamid Hossain & Kamrun Nahar Hamid  
Location: W/S Cummings Ave 50' in lieu of the required 55' for Lots 149 and 150 and to permit  
side setbacks of 5' in lieu of the required 10' for Lot 150.  
Acres: 0.572  
District: 1st

This office has reviewed the subject petition and offers the following comments. These comments  
are not intended to indicate the appropriateness of the zoning in question, but are to assure that  
all parties are made aware of plans or problems with regard to development plans that may have a  
bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Winkley  
John L. Winkley  
Planning III  
Current Planning and Development







April 23, 1980

Hamid Hossain  
Kamrun Nahar Hamid  
1027 Cummings Avenue  
Baltimore, Maryland 21228

RE: Petition for Variance  
W/S Cummings Ave., 50' S of Pearl Road  
Case No. 80-222-A

Dear Sir:

This is to advise you that \$40.53 is due for  
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and  
remit to Sondra Jones, Room 113, County Office Building, Towson,  
Maryland 21204, before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

VER:ej

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 86371

DATE March 28, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Hamid Hossain

FOR Filing Fee for Case No. 80-222-A

2435 25.00

VALIDATION OR SIGNATURE OF CASHIER

Beginning at a point on the West side of Cummings Ave.  
50' South of Pearl Rd. and known as lot 149 and 150 of  
Douglas Park and recorded among the land records of Baltimore  
County in Plat Book 7, Folio 170.

Also known as 1027 Cummings Avenue  
Baltimore, Md.

*Hamid Hossain*  
Hamid Hossain, owner 2/18/80  
*Kamrun Nahar Hamid*  
Kamrun Nahar Hamid, owner 2/18/80



80-446  
daily hearing  
80-222-A  
2/18/80

Ham 17

February 8, 1980

To the Zoning Commissioner of Baltimore County

Re: My Petition for Zoning Variance from Area and Height Regulations.

We respectfully appeal to you to schedule an early  
hearing on the enclosed Petition for my home to be built  
at 1027 Cummings Avenue, Baltimore, Md.

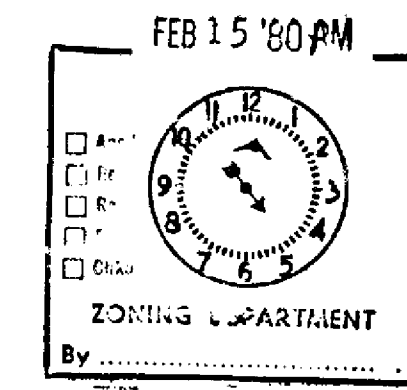
We have been trying to get these papers filed since  
November 1979, and because the Builder failed to file them  
according to your requirements, they have been send back and  
forth, and much time has been lost.

We have a contract to have the house built, and it is  
very important that you grant us permission just as soon  
as possible. Thank you.

Respectfully,

*Hamid Hossain*  
Hamid Hossain, owner  
*Kamrun Nahar Hamid*  
Kamrun Nahar Hamid, owner

1027 Cummings Avenue  
Baltimore, Maryland



Encl: Petition and Documents for  
Zoning Variance.

May 26, 1980

Mr. Hamid Hossain  
1027 Cummings Avenue  
Baltimore, Maryland 21228

RE: Petition for Variances  
W/S of Cummings Ave., 50' S of Pearl  
Rd. - 1st Election District  
Hamid Hossain, et al - Petitioners  
NO. 80-222-A (Item No. 171)

Dear Mr. Hossain:

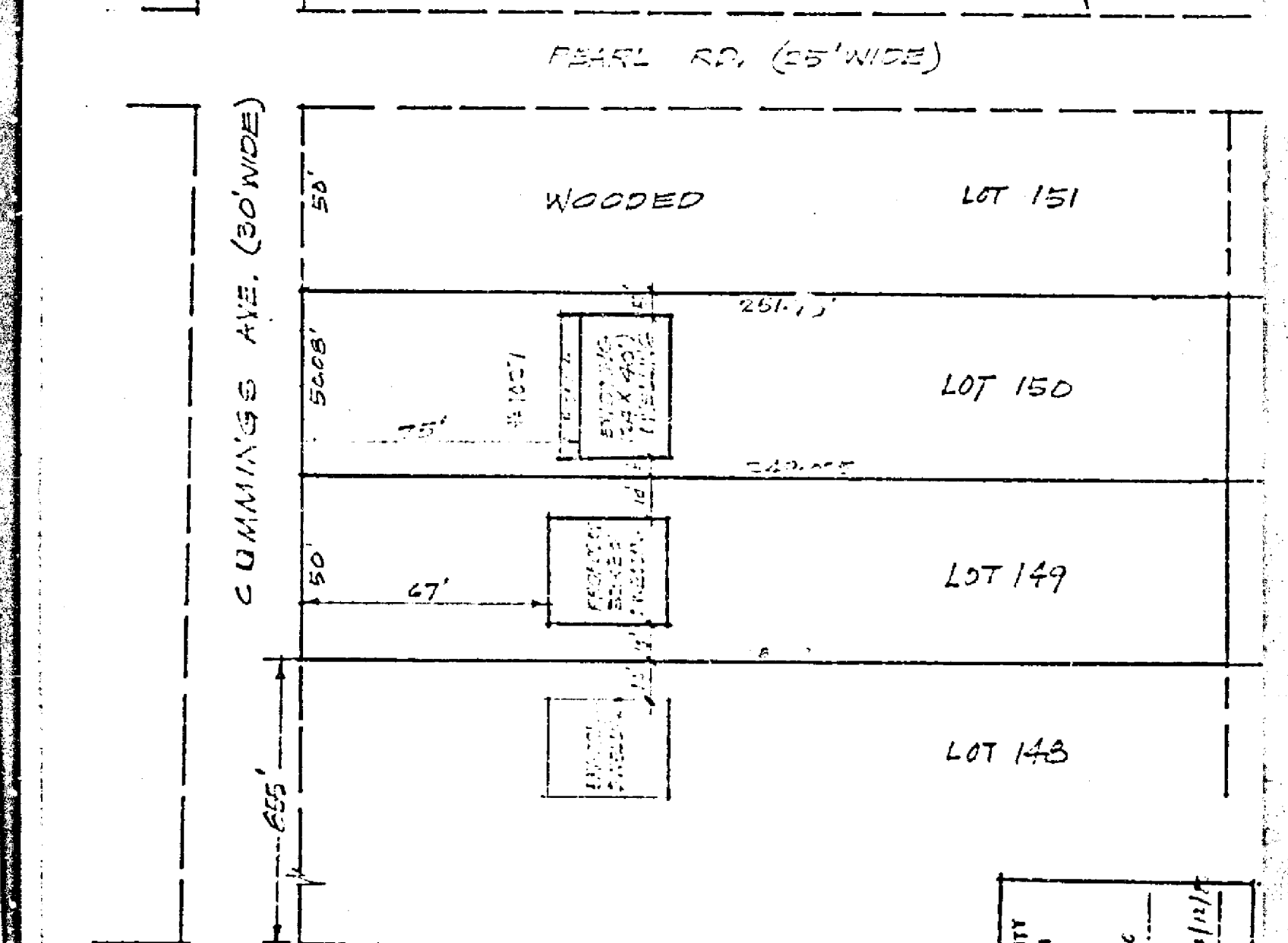
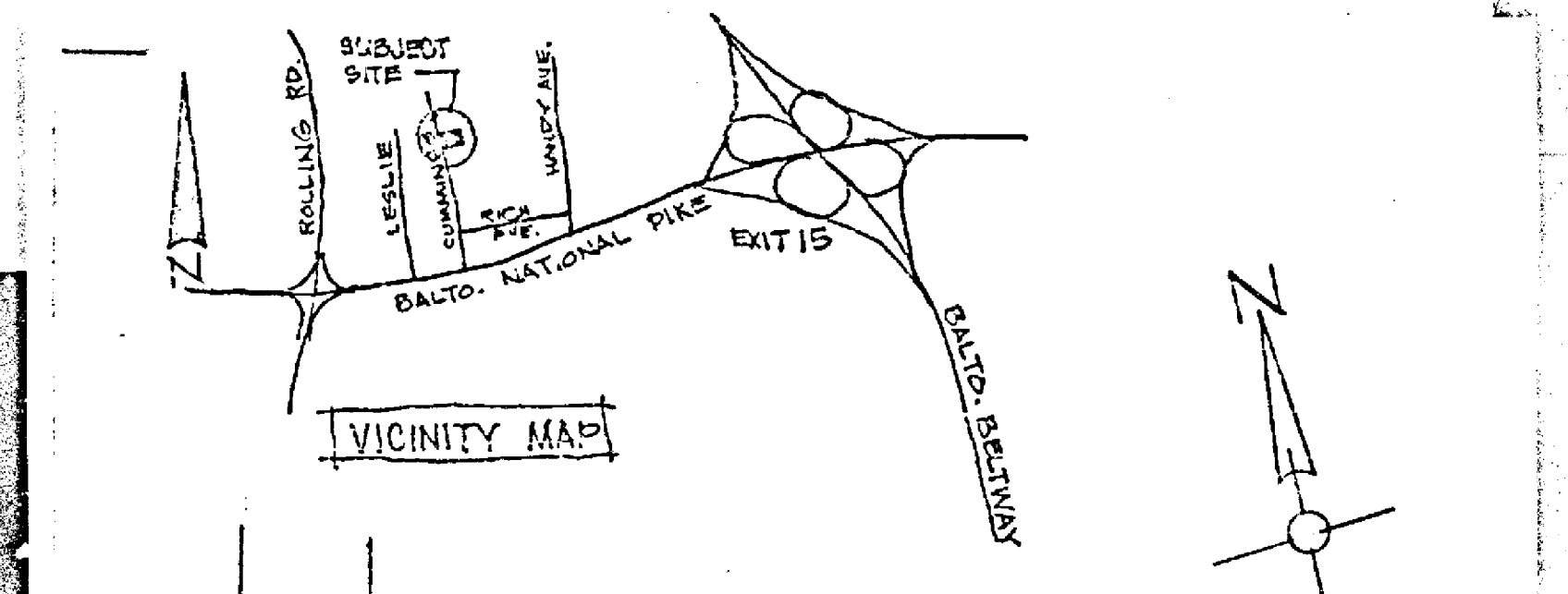
I have this date passed my Order in the above captioned matter in accordance  
with the attached.

Very truly yours,

*Jean M.H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

cc: John W. Hessian, III, Esquire  
People's Counsel



(RT. 40) BALTO. NATIONAL PIKE

PLAT TO ACCOMPANY ZONING VARIANCE FOR:  
Hamid Hossain & Kamrun Nahar Hamid  
1ST ELECTION DISTRICT - ZONED D.R. 5.5  
"DOWNSIDE HIGH"  
LOT 149 & 150, BOOK NO. 7, FOLIO 170  
PUBLIC UTILITIES EXISTING IN THE STREET  
"WATER 1'-40"

OWNER'S ATTENTION: RESPONSIBILITY  
AS TO THE INFORMATION PROVIDED ON  
THIS PLAT BELONGS TO BALTO. CO.

*Hamid Hossain* DATE 5/11/80  
*Kamrun Nahar Hamid* DATE 5/11/80

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 1st Date of Posting APRIL 14/1980

Posted for: PETITION FOR VARIANCES

Petitioner: HAMID HOSSAIN, ET AL

Location of property: W/S CUMMINGS AVE., 50' S OF PEARL ROAD

Location of Signs: FRONT 1027 CUMMINGS AVE.

Remarks: Thomas R. Robert Date of return: APRIL 18, 1980

Posted by: Signature

1-SIGN

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 15 day of April, 1980.

Filing Fee \$ 40.53 Received: ☐ Check  
☐ Cash  
☐ Other

Petitioner Hamid Hossain Submitted by William E. Hammond, Zoning Commissioner

Petitioner's Attorney Thomas R. Robert Reviewed by William E. Hammond

\*This is not to be interpreted as acceptance of the Petition for assignment of a  
hearing date.

DUPLICATE  
CERTIFICATE OF PUBLICATION

TOWSON, MD., April 13, 1980

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., once in each  
of one time successive weeks before the 1st  
day of May, 1980, the first publication  
appearing on the 10th day of April,  
1980.

THE JEFFERSONIAN  
*Shirley A. Smith*  
Manager

Cost of Advertisement, \$ 19.50

PETITION FOR VARIANCE  
1st District  
ZONING: Petition for Variance for  
lot width and side yard setbacks.  
LOCATION: West side of Cummings  
Avenue, 50 feet S of Pearl Road  
DATE & TIME: Thursday, May 1,  
1980 at 8:45 A.M.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland  
The Zoning Commissioner of Baltimore  
County, by authority of the  
Zoning Act and Regulations of Baltimore  
County, will hold a public  
hearing.  
Petition for Variance to permit a  
lot width of 30 feet in line of the  
required 50 feet for Lots 148 and 150  
and side yard setbacks of 5 feet in  
line of the required 10 feet for the  
existing house on Lot 150.  
The Zoning Commission to be ac-  
cepted as follows:  
Section 1902.30.1 - Development  
Standards for Small Lots or Tracts  
All that parcel of land in the  
First District of Baltimore County  
beginning at a point on the West  
side of Cummings Ave. 50' South of  
Pearl Road and known as Lot 148  
and 150 of Douglas Park and re-  
corded among the land records of  
Baltimore County in Plat Book 7,  
Folio 170.  
Also known as 1027 Cummings  
Avenue  
Being the property of Hamid Hos-  
sain, et al, as shown on plat filed  
with the Zoning Department  
Hearing Date: Thursday, May 1,  
1980 at 8:45 A.M.  
Public Hearing: Room 106, County  
Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland  
By Order of  
WILLIAM E. HAMMOND  
Zoning Commissioner  
of Baltimore County  
April 18

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 86420

DATE April 28, 1980 ACCOUNT 01-662

AMOUNT \$40.53

RECEIVED FROM Hamid Hossain

FOR Advertising and Posting for Case No. 80-222-A

2797 40.53

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE  
1st District  
ZONING: Petition for Variance for  
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Avenue, 50 feet S of Pearl Road  
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Public Hearing: Room 106, County  
Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland  
By Order of  
WILLIAM E. HAMMOND  
Zoning Commissioner  
of Baltimore County  
April 18

THIS IS TO CERTIFY, that the annexed advertisement of  
Petition for Variance  
1st District  
was inserted in the following:  
☒ Catonsville Times  
☐ Arbutus Times  
weekly newspapers published in Baltimore County, Maryland,  
once a week for one successive weeks before  
the 11th day of April, 1980, that is to say,  
the same was inserted in the issues of  
4/10/80.

COLUMBIA PUBLISHING CORP.  
*Shirley A. Smith*

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS

Defendant

CERTIFICATE OF PUBLICATION OF